

*A delightfully positioned 2 bedroomed detached bungalow with spacious gardens and attractive views over the Teifi Valley, West Wales*



**Tegwyn, Blaencwrt, Llanwnnen, Lampeter, Ceredigion. SA48 7LW.**

**£150,000**

**REF: R/3491/LD**

\*\*\* Pleasantly positioned detached bungalow in rural surroundings \*\*\* 2 bedroomed accommodation \*\*\* Oil fired central heating and UPVC double glazing \*\*\* Large feature conservatory enjoying attractive views over unspoilt countryside

\*\*\* Spacious garden having a car port and two greenhouses \*\*\* Tarmacadamed and gated driveway with ample parking space

\*\*\* Attractive semi rural position - 4 miles from Lampeter \*\*\* Far reaching and delightful views over the Teifi Valley \*\*\* Contact us today to view \*\*\* Property being advertised with a Tenant in-situ - Under an Assured Shorthold Tenancy



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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
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## LOCATION

The property is well located in a small Hamlet type setting enjoying fine views over the surrounding countryside, only 1 mile from the Village of Cwrtnewydd, approximately 2 miles from the Village of Llanwnnen, and some 3 and 4 miles respectively from the larger Towns of Llanybydder and Lampeter. The property has an attractive rural location and enjoys far reaching views.

## GENERAL DESCRIPTION

The placing of Tegwyn on the open market offers an opportunity of acquiring a 2 bedroom bungalow benefitting from oil fired central heating and UPVC double glazing.

## THE ACCOMMODATION

### LIVING ROOM

17' 3" x 15' 9" (5.26m x 4.80m) max. Of an 'L' shape, with fireplace, laminated floor, picture window, three radiators.



### CONSERVATORY

15' 6" x 9' (4.72m x 2.74m). With rear entrance door and views over the garden.

## SHOWER ROOM

Having a corner shower cubicle, glass bowl sink unit and w.c.



### BEDROOM 1

9' 11" x 8' (3.02m x 2.44m). With radiator, laminated floor.



### KITCHEN

8' 9" x 9' (2.67m x 2.74m). With base and wall units incorporating 1 1/2 bowl sink unit, plumbing for automatic washing machine, radiator, laminated floor.

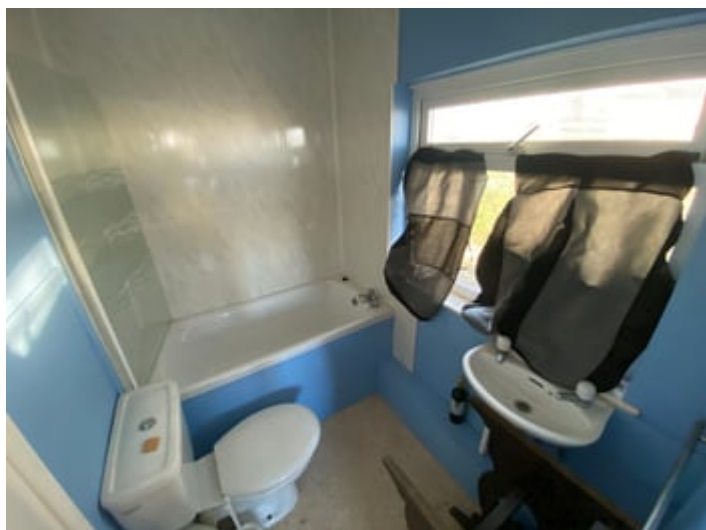


## REAR HALL

With storage cupboard, rear entrance door.

## BATHROOM

Having panelled bath, pedestal wash hand basin, low level flush w.c., spot lighting.



## BEDROOM 2

10' 9" x 8' 6" (3.28m x 2.59m). With front picture window.



## EXTERNALLY

The property is approached via a gated entrance to a tarmacadamed driveway having ample parking and turning space, lawned gardens to the front, side and rear, 2 aluminium GREENHOUSES, SIDE CAR PORT, external oil fired central heating boiler, the whole backing off to open countryside.

## PARKING AND DRIVEWAY



GARDEN AREA (FIRST IMAGE)



GARDEN AREA (SECOND IMAGE)



**GREENHOUSES****SIDE CAR PORT****FRONT OF PROPERTY****REAR OF PROPERTY****VIEWS OVER TEIFI VALLEY****AGENTS COMMENTS**

We are informed that the property is of Timber Framed Construction.

**TENURE AND POSSESSION**

We are informed that the property is freehold and subject to an Assured Shorthold Tenancy Agreement with a Tenant currently in-situ. Further details available with the Sole Selling Agents at the Lampeter Office.

**COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

## **MONEY LAUNDERING REGULATIONS**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

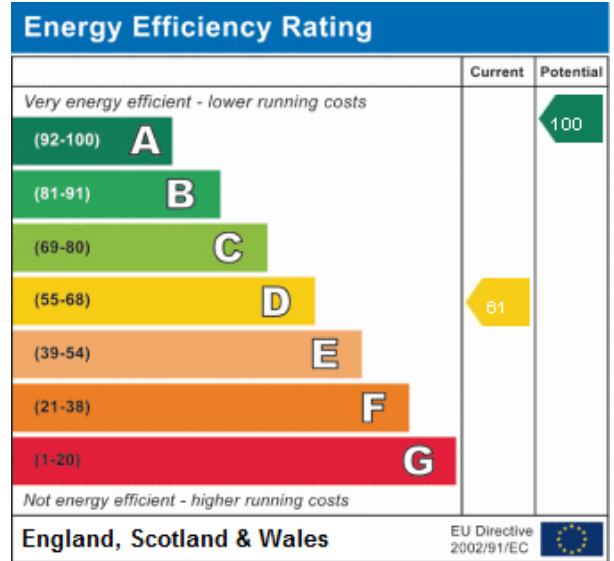
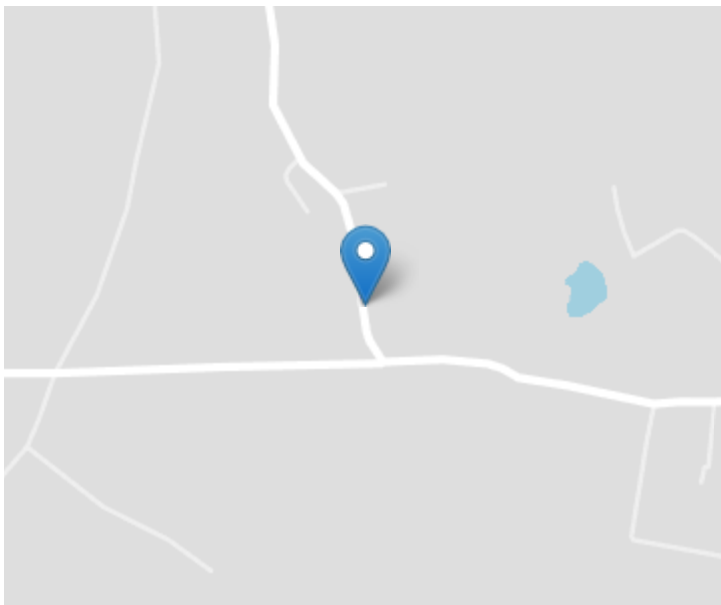
### Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue to the Village of Llanwnnen, taking a right hand turning on the roundabout onto the B4337 towards Cribyn. Continue for approximately half a mile, taking a left hand turning by Capel Y Groes Chapel, signposted Gorsgoch. Continue for approximately one and a half miles and after a sharp right hand bend the property is the first property on the left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
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